



## Harbour Reach, Littlehampton Marina Ferry Road, Littlehampton,

Prices From £225,000

- Stunning New Development Adjacent to the River Arun
- Age Restricted for Residents Aged 45+
- Contact Us Now to Find Out More About This Exciting Opportunity
- Fully Residential Site in a Riverside Location with Luxury Park Homes
- 10 Year Peace of Mind Warranty
- 4 Different Models from the Omar Range to Choose From – Westbury, Newmarket, Image and Ikon
- Prices Starting From £225,000

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Council Tax Band:



#### OMAR

Omar is a leading park home manufacturer, having built residential park homes and luxury lodges for over 50 years. With thousands of satisfied customers across the UK, Omar knows exactly what is required to make your dream home or luxury lodge become a reality.

#### AGE RESTRICTION

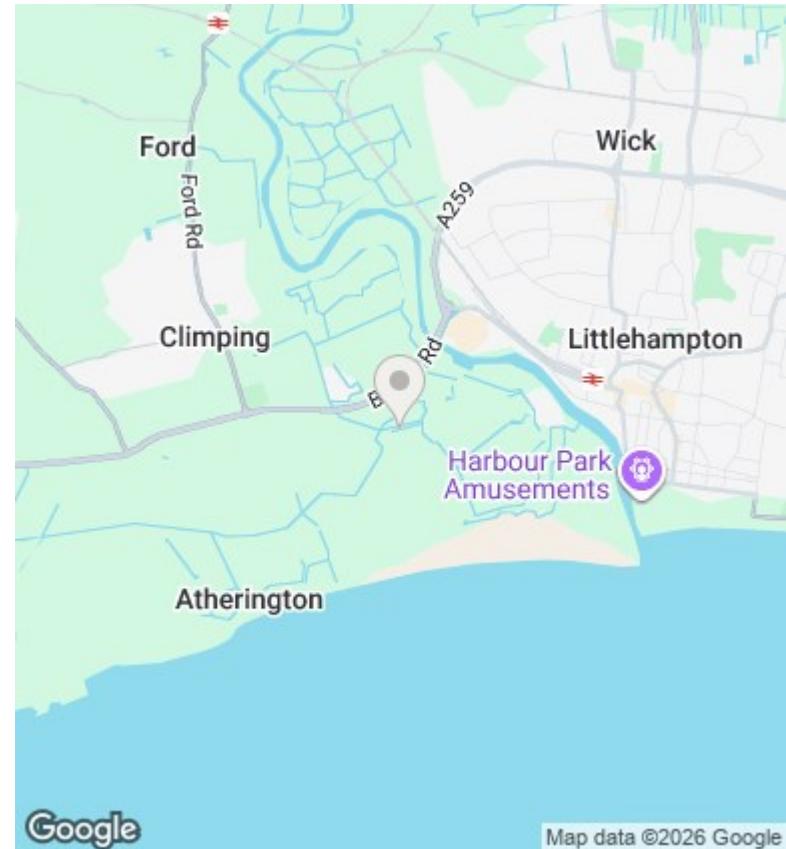
Occupiers will need to be over the age of 45 to purchase & live in Harbour Reach

#### COUNCIL TAX

We believe the banding once allocated to be Band - A

#### LICENCE FEE

£3,250 pa (one annual payment) Alternative payment plans available.



## Directions

## Viewings

Viewings by arrangement only. Call 01903 719333 to make an appointment.

## Council Tax Band

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	